



Federal Housing Finance Agency

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FINAL SUSPENSION ORDER

The Federal Housing Finance Agency, as safety and soundness regulator of Fannie Mae, Freddie Mac, and the eleven Federal Home Loan Banks (the "regulated entities"), is issuing this Final Order pursuant to the following legal authorities:

1. Section 1313B of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (Safety and Soundness Act) authorizes FHFA to establish standards for the regulated entities regarding prudential management of risks. FHFA is authorized to issue orders requiring the regulated entities to take any action that will best carry out the purposes of that section. *See* 12 U.S.C. 4513b(b)(2)(B)(iii).
2. Section 1319G of the Safety and Soundness Act authorizes FHFA to issue any orders necessary to ensure that the purposes of the Safety and Soundness Act are accomplished. *See* 12 U.S.C. 4526(a).
3. Section 1313 of the Safety and Soundness Act authorizes FHFA to exercise such incidental powers as may be necessary in the supervision and regulation of each regulated entity. *See* 12 U.S.C. 4513(a)(2).

Consistent with these authorities, FHFA has determined that any business relationship between Donna S. Cobb and a regulated entity would present excessive risk to the safety and soundness of the regulated entity.

This determination is based on the following findings:

1. Donna S. Cobb was employed as an escrow officer facilitating loan closings at Title Texas, Inc., Federal Title, Inc., and Capital Title of Texas, LLC.
2. Donna S. Cobb, along with others, knowingly and willfully combined, conspired, and agreed together, and with others, to devise a scheme to defraud lending institutions and to obtain money from lending institutions by making materially false and fraudulent pretenses, representations, and promises.
3. Donna S. Cobb, along with others, caused the preparations of fraudulent HUD-1s that reflected false purchase prices, disbursements, and that others had provided down payment funds.

4. On May 28, 2014, Donna S. Cobb was sentenced in the United States District Court, Eastern District of Texas, Sherman Division, for Conspiracy to Commit Mail and Wire Fraud. This judgement was amended by the court on October 27, 2014 and Donna S. Cobb was sentenced to 21 months imprisonment and three years of supervised release.
5. As described in the Indictment filed in the United States District Court, Eastern District of Texas, Sherman Division, on April 11, 2013, the conduct underlying the conviction and debarment listed above occurred in connection with a financial transaction.

With this Final Order, FHFA is directing each regulated entity to cease any business relationship with Donna S. Cobb for a period of five (5) years, beginning on February 16, 2018. This suspension extends to any individual, company, partnership or other group that FHFA determines to be an affiliate of Donna S. Cobb.

The Final Order's requirement for regulated entities to cease any business relationship with Donna S. Cobb does not apply to the existing or future purchase, sale, modification, foreclosure alternative transaction, or other foreclosure-related transaction of a residential mortgage loan owned by a regulated entity, if Donna S. Cobb is the borrower of such residential mortgage loan and the transaction is for the borrower's own personal or household residence.

This Final Order is a final action of the Federal Housing Finance Agency.


Sustaining Official

12-20-2017
Date